

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**MARCH 22, 2016**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2016 through 1/2017</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Chad Thilborger, Chair	P	1	1
Howard Elfman	P	2	0
Joan Hinton	P	2	0
Patrick McGee	P	2	0
Lakhi Mohnani	P	2	0
Howard Nelson	P	2	0

**Alternates:**

Michael Madfis	A	0	2
Joshua Miron	A	0	2
Robert Smith	P	2	0

**Staff Present**

Bruce Jolly, Board Attorney  
Rhonda Hasan, Assistant City Attorney  
Porshia Goldwire, Clerk, Code Enforcement Board  
Katrina Jordan, Service Clerk  
Yvette Cross-Spencer, Clerk III  
Crystal Green-Griffith, Clerk III  
Diana Cahill, Clerk III  
Tasha Williams, Administrative Aide  
Dorian Koloian, Clerk III  
Alejandro DelRio, Building Inspector  
Jose Abin, Building Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

Mr. Nelson stated the Board had vacancies requiring new appointments by the City Commission. He also asked that the Commission clarify the rules of residency for service on the Board.

**Respondents and Witnesses**

CE14040754: Scott Marcus, attorney  
CE15072274: Maria Stevenazzi, property manager  
CE15011800: Courtney Crush, attorney  
CE15040158: Gunter Kungyal, property manager  
CE15090113: Leslie Prescott-Suggs, owner  
CE15102378: Dennis Lopez, owner  
CE14060442: Arthur Williams, owner  
CE15120410: Michael Dicondina, owner  
CE14072166: Abeer Hasan, owner  
CE15041506: Jonathan Naylor, owner; Michael Annecca, owner  
CE16011026: Kyle Conroy, owner  
CE15100767; CE15092059; CE14071684; CE15082281; CE15042036: Eric Martinez, general contractor  
CE15061198: Eric Martinez, general contractor; Zachary Finn, owner  
CE15111767: Eric Martinez, general contractor; Sherry Dezonis, owner  
CE15061690: Eric Martinez, general contractor; Arvin Bielen, owner  
CE15101515: Carmen Nunez, owner's girlfriend  
CE15101515: Mercedes Rivera, owner's daughter  
CE15072462: Michael Aulbach, previous owner  
CE15120949: Jozsef Nagy, general contractor; Kaharime Snowden, owner; Harris Solomon, attorney  
CE15101205: Anniko Brown, owner  
CE14090494: Heather Blake, owner  
CE15081055: Linda Green, owner  
CE15102497: Christina Mooney, owner  
CE15102069: Brandon Devier, condo board treasurer  
CE15041915: Jessica Santana, general contractor  
CE15050611: Bradford Colen, owner's representative  
CE15010557: Shmuel Casper, owner  
CE14051440: Vanel Alladin, owner  
CE15080754; CE15051829: Tyler Tuchow, owner  
CE15101042: Andrew Truesdale, owner  
CE15090546: Thomas Lanigan, owner  
CE16021331: Gayle Leveque, owner; Patrick Leveque, owner; Richard Fernandez, attorney  
CE15080173; CE15090341: Dwayne Dickerson, attorney; Mark Kushner, attorney  
CE16020922: Larry Wilmoth, general contractor  
CE15082095: Maurice Walker, owner  
CE15102509: George Costanza, owner's representative  
CE15042161: Dorothy Irvin, owner  
CE15010862: Jose DaRosa, owner  
CE15082171: Ibram Gaston, owner's son  
CE16020467: Shimon Kazes, owner

CE16011959: Shlomo Jamal, owner; George Miller, owner's friend  
CE15101560: Kyle Barnette, owner  
CE16010588: Agustin Shqalsi, general contractor  
CE14072224: Adiel Buchillon, owner's husband  
CE14121561: Ronald Francois, owner  
CE15010368: Ronald Francois, owner's representative  
CE15061757: Nectaria Chakas, attorney; Tracy Koffman, owner  
CE15110535: Nectaria Chakas, attorney  
CE15080318: Geoffrey Curreri, attorney  
CE14120163: Mouez Soua, owner  
CE16021361: Nick Caruso, owner's brother

The meeting was called to order at 9:15 a.m.

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE15090341**

3680 SW 16 ST  
RHA 2 LLC

This case was first heard on 1/26/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner had applied for some permits but still needed to apply for a plumbing permit. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15080173**

2070 NW 29 AVE  
RHA 2 LLC

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. HURRICANE SHUTTERS INSTALLATION.
2. NEW CENTRAL AIR CONDITIONING SYSTEM WITH DUCTS.
3. ELECTRICAL CONNECTION FOR AIR CONDITIONING SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

Dwayne Dickerson, attorney, said they had been working closely with Inspector DelRio and requested 63 days.

Mark Kushner, attorney, said the property had formerly been under County jurisdiction and they needed to access those records regarding possible permits for the air conditioning unit.

Inspector DelRio recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE15011800**

229 S FTL BEACH BLVD  
EL-AD FL BEACH CR LLC

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had failed plan review and been picked up for corrections on October 16, 2015 and had not been resubmitted.

Courtney Crush, attorney, stated they were working through the comments on the application. In the past month, they had obtained a hold harmless agreement and there was one more comment to address regarding the building materials. They may need to have an engineer open a wall to determine the materials used and how the awning was attached.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman, to grant a 28-day extension to 4/19/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15080318**

4040 GALT OCEAN DR # 619  
WENKING LLC

This case was first heard on 9/22/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the case had gone to the County circuit court and he would not oppose an extension.

Geoffrey Curreri, attorney, said they were working with Inspector Masula to resolve the matter. He had an order from the circuit court judge to continue inspector Masula's deposition. He requested at least 60 days.

Mr. Nelson requested the Board receive a transcript of Inspector Masula's deposition.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15061757**

4010 BAYVIEW DR  
KOFFMAN, TRACY & KEVIN

This case was first heard on 11/24/15 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permit application had failed review and recommended a 63-day extension.

Nectaria Chakas, attorney, said the owners had obtained a variance from the Board of Adjustment and needed additional time. She requested 90 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 6/21/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15110535**

6201 N FEDERAL HWY  
PLAZA 6201 LLC

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. THE INSTALLATION OF LOW VOLTAGE  
LIGHTING, CAMERAS AND ELECTRICAL SIGNAGE AROUND  
THE STOREFRONT WINDOWS AND DOORS WHICH WERE  
INSTALLED WITHOUT THE REQUIRED LOW VOLTAGE  
ELECTRICAL PERMIT AND/OR INSPECTIONS.
2. THE ELECTRICAL PANEL HAS BEEN ALTERED WITH  
ELECTRICAL MODIFICATIONS WITHOUT THE REQUIRED  
ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Nectaria Chakas, attorney, said the permit application had been submitted. Inspector Masula confirmed the application had been submitted on March 16, 2016.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE14040754**

91 COMPASS LA  
BRESLOW, JULIAN MARIE

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and the property had been sold.

Scott Marcus, attorney, confirmed the property had been sold and the new owner intended to comply as soon as possible. He requested 63 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15081055**

1208 NW 19 AV  
GREEN, LINDA

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported two permit applications had been submitted but had failed plan review and two other permit applications were needed. He recommended a 63-day extension.

Linda Green, owner, said she had been working diligently to comply. She said her contractor had gone to the City seven times to try to resolve this. Ms. Green stated the shed had been removed as well. She said the house would remain unoccupied and requested 91 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 6/21/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14120163**

5920 NE 21 RD  
SOUA, MOUEZ

This case was first heard on 10/27/15 to comply by 11/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend any extension.

Mouez Soua, owner, said his divorce was pending and he would soon go back to the house. His engineer was in the process of pulling permits.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to amend the 1/26/16 Order comply-by date from 2/23/16 to 3/22/16. In a voice vote, motion passed 6-0.

**Case: CE15080754**

1706 NW 14 CT  
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner had informed him that he had the permit paperwork. Inspector DelRio recommended a 63-day extension.

Tyler Tuchow, owner, was present.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15051829**

1804 NW 16 CT  
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said there had been no progress and he did not support an extension.

Tyler Tuchow, owner, said the contractor needed new elevation certificates, causing a delay. He had plans would be in "any day now."

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 4/19/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15042161**

2505 NW 20 ST  
IRVIN, DOROTHY H

This case was first heard on 9/22/15 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no permit progress and he did not recommend any extension.

Dorothy Irvin, owner, stated she had received the permits on December 15, 2015 and the plumber was preparing for final inspection. She showed the permits to Inspector Abin and he said these were permits dating back to 2005; the system did not show they

had been reissued. Ms. Irvin explained she had paid \$500 and picked up the permits in December. Inspector Abin agreed to check in the computer and see if the permits had been reissued.

Later in the meeting, Inspector Abin stated the permit status was confusing and he could not confirm which permits had been issued.

Ms. Irvin said she had misunderstood the time she had after pulling the permit.

**Motion** made by Mr. Nelson, seconded by Mr. McGee, to grant a 28-day extension to 4/19/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14072224**  
3621 SW 22 ST  
MARTIN, IDANIA

This case was first heard on 2/24/15 to comply by 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,350 and the City was requesting no fine be imposed.

George Oliva, Chief Building Inspector, reported the property was in compliance and recommended no fine be imposed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 6-0.

**Case: CE15102449**  
2500 LUCILLE DR  
KLAIMONT, LARRY

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported two permit applications had been submitted but failed plan review. He informed the Board that approval was required from Broward County and might also be required from the State of Florida. He recommended a 91-day extension. Inspector Masula was unsure where in the process the application stood.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 6/21/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15061198**

1616 SE 2 CT  
FINN, ZACHARY

This case was first heard on 10/27/15 to comply by 1/26/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 3/23/16 and would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported the application was under review and recommended a 63-day extension.

Zachary Finn, owner, was present.

Eric Martinez, general contractor, thanked the Board.

**Motion** made by Mr. McGee, seconded by Mr. Nelson, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15041506**

928 NE 20 AVE  
NE 20 AVE PROPERTIES LLC

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the property owner was trying to comply. A temporary tent canopy permit had been renewed in January. The owner had also applied for a permanent awning structure which had failed plan review in December 2015 and was still awaiting corrections.

Michael Annecca, owner of Serafina's restaurant, stated Hurricane Wilma had destroyed the old canopy and they wanted to replace it. Requirements had changed and they could only install the new awning to the wet face of the sea wall. Mr. Annecca stated the City had the permit application for two months before looking at it.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman, to grant a 91-day extension to 6/21/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16011026**

1009 NE 17 CT  
CONROY, KYLE

This case was first heard on 2/23/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported a basic electrical repair permit had been pulled on 2/8/16 but there had been no other permit activity.

Kyle Conroy, owner, said his architect was still working on plans. The electrician was coming to the property Thursday to address comments from the inspector. He requested another 28 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 4/19/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14072166**

907 NW 12 TER  
HASAN, ABEER

This case was first heard on 6/23/15 to comply by 7/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the permits had been renewed on 2/29/16 and would be valid for 90 days. He recommended a 91-day extension.

Abeer Hasan, owner, asked about the accrued fines.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 6/21/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to amend the 9/22/15 Order comply-by date from 2/23/16 to 3/22/16.

The Board took a brief break.

**Case: CE15120949**

1122 NE 1 AV  
H.O.M.E.S INC.

Service was via posting on the property on 3/14/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE WITH A KITCHEN AND BATHROOM REMODEL INCLUDING REMOVING AND REPLACING THE TILE BACKING BOARD AND INSTALLING A FRENCH DOOR UNIT WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE TO THE KITCHEN AND BATHROOM, REMOVING AND REPLACING THE PLUMBING FIXTURES AND INSTALLING A TANKLESS WATER HEATER WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE TO THE KITCHEN AND BATHROOM REMOVING AND REPLACING ELECTRICAL DEVICES WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Harris Solomon, attorney, requested 60 days. He confirmed the property was not occupied and it would not be occupied until the violations were in compliance. He explained that H.O.M.E.S. Inc. provided low income housing.

Inspector Masula stated he had met the unlicensed person who had done the work.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15061690**  
3341 NE 42 CT  
BIELEN, ARVIN N

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no permit progress.

Eric Martinez, general contractor, said the owner had removed all but one shed to meet compliance. Mr. Martinez had determined it would probably be impossible to get approval or a variance for the deck and gazebo so the owner would remove them. He noted that the owner was financially strapped and had some health issues.

Arvin Bielen, owner, said the electric to the gazebo had already been disconnected. Mr. Martinez felt the structure was sound. Inspector Abin stated the gazebo and deck were not tied down and could become airborne in high winds.

Mr. Bielen said he would get work estimates from Mr. Martinez. He confirmed he had financial limitations and health issues and was considering a home equity loan.

Mr. Nelson suggested a 63-day extension for the owner to develop a timeline to complete work. Mr. Bielen requested 91 days.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 98-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14090494**  
1205 NE 3 AV  
BLAKE, HEATHER

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Alejandro DelRio, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED

PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. BATHROOM REMODEL.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

Heather Blake, owner, explained that her ex-husband had discovered water behind the shower tile. Ms. Blake stated they had purchased the house through the City and it had been renovated by Florida Attainable Home Corp. The insurance company had determined this was a pre-existing condition and suggested suing the City. Ms. Blake had applied but been found ineligible for a rehabilitation grant in 2014.

Ms. Blake said she intended to re-apply for the grant. Mr. Nelson remarked this was not a short process. Ms. Blake confirmed they were not using the shower.

Inspector DelRio recommended ordering compliance within 98 days or a fine of \$50 per day.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$20 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15072462**

1119 NE 15 AVE

1119 PROGRESSO LLC

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,100 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, said there had been no progress and recommended imposition of the fines.

Michael Aulbach, previous owner, said he had no controlling interest in the property but the current owner had never removed his name from the 1119 Progresso LLC records. Ms. Goldwire stated all notices sent to Maria Freeman, the other partner of 1119 Progresso LLC, had been returned. Mr. Aulbach requested an extension to protect himself from any judgement.

Ms. Hasan stated per SunBiz.org, 1119 Progresso LLC had been administratively dissolved in 2013 and the two managers were Maria Freeman and Michael Aulbach.

**Motion** made by Mr. McGee to grant a 241-day extension to 11/24/16. Motion died for lack of a second.

Mr. Aulbach said the property was unoccupied and appeared to be maintained.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15082171**

2841 SW 9 ST  
VERNEUS, ALPHONSINE H/E  
GASTON, IBRAM

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress. He said the owner had gone to the Building Department to apply for permits and informed Inspector Abin that the clerk told him he did not need permits to remove the violations. Inspector Abin had informed the owner he did indeed need permits for capping off the electrical and plumbing to undo the work that had been done. He recommended a 35-day extension.

Ibram Gaston, owner's son, recalled that at the previous hearing, his mother had been told she did not need a permit to remove the work that had been done. He now understood from Inspector Abin that they needed a permit.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15010862**

2679 MARATHON LN  
DA ROSA, JOSE SIMOES

This case was first heard on 9/22/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had failed zoning in February and recommended a 35-day extension. He stated the permit reviewer had requested a new survey on 10/2/15.

Jose DaRosa, owner, stated the survey was requested on 1/4/16. The plans had been rejected because he had submitted a survey from 2004. Mr. DaRosa had hired a new engineering firm on 3/8/16 to perform a new survey and he intended to resubmit the plans.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15040158**

400 ISLE OF CAPRI

KUIJPER, MARTIJN PETER

This case was first heard on 7/28/15 to comply by 9/22/15. Violations, notice and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting a \$600 fine be imposed to cover administrative costs.

Jose Abin, Building Inspector, recommended reducing the fine to \$600 to cover administrative costs. He explained the total included the cost of hearings and additional inspections. He added there had been a miscalculation of the fines: the property was in compliance as 9/30/15 with issuance of the permits, not 1/11/16, so the fines should have been \$700, not \$3,400. Ms. Goldwire detailed the administrative costs.

Gunter Kungyal, property manager, said the owner wanted to move on.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to impose no fine. In a voice vote, motion passed 6-0.

**Case: CE14051440**

1663 NW 15 TER

ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported window and door permit applications had not been submitted yet and he did not recommend any additional extensions.

Vanel Alladin, owner, thought all of the work had undergone final inspection but Mr. Nelson advised him to consult with Inspector DelRio regarding permits still needed.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14060442**

727 NW 17 ST  
US BANK NA TRSTEE  
NEW OWNER: DALL 2 LLC

This case was first heard on 10/28/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the master permit and windows had failed inspection but the air conditioning had passed. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Mohnani left the dais temporarily.

**Case: CE15082095**

2308 NW 26 ST  
WALKER, MAURICE

This case was first heard on 1/26/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the roof permit had been issued in November but there had been no progress since. He recommended no additional extensions.

Maurice Walker, owner, explained that his boss planned to develop four acres of land attached to the property and it would be torn down. They were supposed to close in December but had not and the lender now hoped to close before the end of April. He requested 60 days.

Mr. Mohnani returned to the dais.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a roll call vote, motion passed 3-2 with Mr. Nelson and Chair Thilborger opposed and Mr. Mohnani abstaining because he was absent from the dais when the case was heard.

**Case: CE15050611**

1416 NE 6 ST  
1416 NE 6TH STREET LLC

This case was first heard on 6/23/15 to comply by 8/25/15. Violations, notice and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,850 and the City was requesting no fine be imposed.

Robert Masula, Building Inspector, reported the violations were all in compliance and recommended no fine be imposed.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman, to impose no fine. In a voice vote, motion passed 6-0.

**Case: CE15082281**

2400 E OAKLAND PARK BLVD  
SP4 INVESTMENTS LLC

This case was first heard on 1/26/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Eric Martinez, general contractor, said he was coordinating the permit applications and requested 30 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14071684**

1608 SW 10 CT  
SOFREI LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been initial progress but permits applications for interior wall alterations, electrical, mechanical and plumbing systems had not been submitted. He did not recommend any additional extensions.

Eric Martinez, general contractor, stated the owner had hired a new contractor and Mr. Martinez was no longer working on the property. Inspector Abin said he had not heard from anyone concerning this case. Mr. Martinez said he had been taken off the job approximately 30 days ago.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Elfman opposed.

**Case: CE15092059**  
1544 NW 9 AVE  
KDE OF FL 1 LLC

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the case had "taken five steps forward and one step backwards". He related the permit and inspection history and said he did not recommend any additional extensions.

Eric Martinez, general contractor, explained he had not applied for the driveway or electrical permits. He was responsible for all of the permits that had been pulled and closed and he intended to submit for the interior renovation permits. He was going to take over the electrical permit but was unsure what the owner would do with the driveway.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15042036**  
3209 NE 36 ST # 4B  
MIGA, PATRICIA ANN T &  
MIGA, STEVEN J

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 3/23/16 and would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress.

Eric Martinez, general contractor, said he had been hired the previous day and had not visited the property yet. He requested an extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15041915**

1309 NW 15 CT  
DALL 2 LLC

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress: permit applications had passed plan review. He recommended a 63-day extension.

Jessica Santana, general contractor, said they were locating a plumbing contractor.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16021331**

1881 MIDDLE RIVER DR # 502  
LEVEQUE, GAYLE  
LEVEQUE, PATRICK

Service was via posting on the property on 3/14/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. THE COMPLETE REMODEL OF THE KITCHEN, BATHROOMS WITH ALTERATIONS MADE SUCH AS FRAMING, DRYWALL, WINDOWS REPLACED, DROPPED CEILING IN KITCHEN WITH ELECTRICAL AND COMPROMISED THE FIREWALL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. THE KITCHEN AND BATHROOMS BEING REMODELED WITH PLUMBING ALTERATION MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. THE KITCHEN AND BATHROOMS BEING REMODELED WITH ROMEX WIRING, BLUE CUT IN BOXES, THE KITCHEN LAYOUT HAS BEEN ALTERED AND NOW THE

REFRIGERATOR IS BLOCKING THE ELECTRICAL PANEL  
AND OTHER ELECTRICAL ALTERATIONS MADE WITHOUT  
THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. THE MECHANICAL EXHAUST FANS BEING REMOVED,  
REPLACED OR RELOCATED WITHOUT THE REQUIRED  
MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING CONDO UNITS  
AND COMMUNITY, PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN  
ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW  
AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND  
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS  
CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Richard Fernandez, attorney, said the owners had taken action as soon as they were aware of a problem. A general contractor had been hired and had applied for permits. He confirmed that work had ceased and no one was living in the unit.

Inspector Masula stated the contractor had submitted master, electrical and plumbing permits but also needed a mechanical permit.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15102497**

1213 NW 14 ST

MOONEY, CHRISTINA

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

George Oliva, Chief Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.18

THE FENCE AND GATE NEEDS TO HAVE A PROFESSIONAL DESIGNER'S DRAWINGS WITH THE WIND PRESSURE CALCULATIONS OR THE NOA IF APPLICABLE AS PER FBC(2014) 2224.1 FOR CH/LK AND FBC(2014) 2328.1 FOR WOOD FENCE, IT MUST SHOW THE SCOPE OF THE WORK WITH THE INSTALLATION DETAILS AND IT MUST BE APPROVED BY ZONING TO BE INSTALLED ON THAT LOCATION.

1. A WOOD FENCE WAS ERECTED WITHOUT THE REQUIRED PERMITS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Christina Mooney, owner, agreed to the 63 days.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15111767**

2801 NE 38 ST

DEZONIA, SHERRY K

SHERRY K DEZONIA 2008 TR

Certified mail sent to the owner was accepted on 3/11/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.8

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BUILT 3 CANOPIES.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Eric Martinez, general contractor, said the owner intended to request a variance for the front canopy and to immediately pull permits for the other two canopies/awnings at the rear of the property. He requested at least 100 days.

Mr. Nelson stated he would like to see the permit applications for the two awnings submitted within days but acknowledged the variance application for the front canopy would take longer.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15100767**

1029 NW 1 AV  
ANGELS TJ LLC

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. STRUCTURE WAS BUILT AT THE FRONT ENTRY.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY  
RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO  
THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS  
AND/OR DETERMINATION OF COMPLIANCE WITH THE  
FLORIDA BUILDING CODE. **WITHDRAWN.**

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Eric Martinez, general contractor, said he had been contacted by the owner on Thursday and had not seen the property yet. He informed the Board that the owner lived in Jacksonville and could not drive.

Mr. Nelson said the second violation related to a reservation of rights for the Building Department to perform an inspection and wondered what the violation was. Inspector Abin said he had withdrawn this violation.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15102509**

2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no progress.

George Costanza, owner's representative, said the electrical engineer had needed to make an emergency trip to Israel. He had returned and he was reviewing what needed to be done. Mr. Costanza requested an extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The Board took a brief break.

**Case: CE15010557**  
1521 NW 8 AVE  
1519 NW 8 AVE LLC

Service was via posting on the property on 3/10/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC 105.1

1. THE EXTERIOR WALL BEHIND THE A/C COMPRESSORS HAS BEEN ALTERED WITHOUT PERMITS CREATING AN UNSAFE CONDITION.
  2. AT LEAST 1 OF THE KITCHENS HAS HAD THE CABINETS REPLACED WITHOUT A PLUMBING OR ELECTRICAL PERMIT.
  3. THE WATER HEATER HAS BEEN REPLACED.
  4. AT LEAST ONE BATHROOM SINK HAS BEEN REPLACED.
- ADDITIONAL VIOLATIONS MAY EXIST.

FBC(2010) 105.4.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINNING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. A/C COMPRESSOR.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Shmuel Casper, owner, said they had purchased the property with liens and violations. There had been a title issue when he first purchased the property which had taken months to resolve. During that time, the former owner had done work without a permit. Mr. Casper's contractor intended to apply for the air conditioning permit in the next couple of days.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15102069**

1220 NE 3 ST # 103

SWEENEY, THOMAS A & GLORIA &  
SWEENEY, MICHAEL

Service was via posting on the property on 3/14/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.4

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. THE PLUMBING BEING ALTERED WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN  
ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW  
AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

THE CONDO UNIT OWNER WILL BE REQUIRED TO SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

Withdrawn:

FBC(2014) 105.1

FBC(2014) 105.3.1.4.5

Inspector Masula said the case was begun pursuant to complaints from the condo building. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence and said Tim Sweeny, brother of the owner, was the tenant. Inspector Masula said the courtyard where the work had been done was a common area of the condo and was an "allowable use by the tenant."

Brandon Devier, condo board treasurer, explained that the space that had undergone work was a limited common use space belonging to the ground floor condo owner. He stated the occupant of the condo had sent a letter to board members indicting he was a well-known designer and general contractor and he did not need a permit to perform work there. The owners had been notified in September that work was being done in their unit's courtyard and included plumbing work and knocking a hole in a wall to install an outside electrical outlet. Mr. Devier said the condo association had inspected as well as they could. He stated they could see that a sewer line had been cut and patched and a downspout removed. The owners had been sent additional letters regarding the situation.

Mr. McGee said the pipe needed to be approved by the association and had nothing to do with the CEB. Inspector Masula said Tim Sweeney had admitted to replacing plumbing fixtures in the bathroom as well.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Nelson opposed.

**Case: CE15102378**

680 TENNIS CLUB DR # 301  
LOPEZ, DENNIS R  
LOPEZ, DENNIS A

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

George Oliva, Chief Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS.

1. WORK WITHOUT PERMIT IN PROGRESS. THE INTERIOR OF THE UNIT WAS GUTTED WITHOUT A DEMO PERMIT.
2. RENOVATIONS ARE BEING DONE AS FRAMING, ELECTRICAL, PLUMBING AND MECHANICAL WITHOUT THE PROPER PERMITS AND INSPECTIONS, INCLUDING THE OPENINGS ON THE FIRE PARTITIONS.
3. WINDOWS WERE REPLACED.
4. CENTRAL A/C IS BEING REPLACED AND THE DUCT WORK IS BEING ALTERED.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days for the permit to be issued and a 180-day extension after the date the permits were issued for FBC(2014) 110.6 or a fine of \$50 per day.

Dennis Lopez, owner, said he would submit the proper paperwork the next day.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15101560**

3121 SW 20 CT  
BARNETTE, KYLE W

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.3

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. DEMOLITION OF ROOF.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS. INSTALLATION AND MODIFICATION NOT LIMITED TO:

1. WATER HEATER MANUFACTURED IN JANUARY 2010 INSTALLED.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS BUT NOT LIMITED TO:

1. ELECTRICAL FOR WATER HEATER.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Kyle Barnette, owner, said he had tried to repair the roof himself, not knowing he needed a permit. He had blueprints to submit and intended to hire a contractor that week. He stated there were two options for repairs.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16011959**

2941 E LAS OLAS BLVD  
ILENE RICHMOND LIV TR  
LORRAINE VREELAND REV LIV TR ET AL.

Service was via posting on the property on 3/16/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS MADE SUCH AS DEMOLITION, FRAMING AND DRYWALL WORK WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING DEMOLITION AND/OR ALTERATIONS MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS SUCH AS LOW VOLTAGE LIGHTING, CAMERAS, OUTLETS INSTALLED OR ALTERED WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES

AND COMMUNITY, PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 111.1.1

THIS PROPERTY HAS BEEN ALTERED WHERE THE PREVIOUS BUSINESS WAS ISSUED A CERTIFICATE OF OCCUPANCY FOR OPERATING AS A RESTAURANT UNDER AN ASSEMBLY USAGE CLASSIFICATION. THE BUSINESS CLASSIFICATION HAS NOW CHANGED TO A GROUP M MERCANTILE OCCUPANCY WITHOUT FIRST RECEIVING THE REQUIRED CHANGE OF USE AND ISSUED A NEW CERTIFICATE OF OCCUPANCY.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

George Miller, owner's representative, said someone at the City had informed him that the change of use was not needed, only the proper business license, because no electrical or plumbing work had been done. Since Inspector Masula inspected the property, they had hired an architect and now had drawings. They intended to submit for the change of use.

Mr. Nelson asked about the missing kitchen fixtures. Shlomo Jamal, owner, said the former tenant had removed some of the equipment when they left. Mr. Nelson confirmed that removal of the fixtures, changing plumbing and electrical required a permit.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16020467**  
2880 NE 32 ST #4  
KAZES, SHIMON

Certified mail sent to the owner was accepted on 3/12/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. A KITCHEN AND BATHROOM REMODEL WHICH INCLUDES ALTERATIONS MADE SUCH AS FRAMING AND TILE BACKING BOARD/DRYWALL INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. A KITCHEN AND BATHROOM REMODEL WHICH INCLUDES PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. A KITCHEN AND BATHROOM REMODEL WHICH INCLUDES ELECTRICAL ALTERATIONS AND REMOVING AND REPLACING THE ELECTRICAL PANEL WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY, PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Shimon Kazes, owner, said he had not thought a permit was needed for the work. He described the work that had been done and said no electrical or plumbing had been relocated. His contractor had applied for permits as soon as Inspector Masula informed him of the violations.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16020922**

2181 NE 67 ST # 611  
RABAH, INNA BILOUS  
RABAH, MAHIR

Service was via posting on the property on 3/10/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. THE COMPLETE DEMOLITION OF THE KITCHEN AND BATHROOM WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. THE DEMO OF THE KITCHEN AND BATHROOM PLUMBING WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. THE DEMOLITION OF THE KITCHEN AND BATHROOM ELECTRICAL WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. THE ALTERATION OF THE MECHANICAL VENTILATION FOR THE KITCHEN WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula reported a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Larry Wilmoth, general contractor, said they were awaiting the engineer's drawings to submit the permit application.

Inspector Masula said a permit application had already been submitted and he had put it on hold. The contractor who submitted it had submitted a void form to remove his name from the application because he had discovered he was aiding and abetting an unlicensed contractor. Inspector Masula promised he would not put the new application on hold.

Ms. Hasan said the new contractor could be put on the existing permit application. If the City believed there was aiding and abetting of an unlicensed contractor, it would hold up the application until it was verified that a licensed contractor was doing the work.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15090113**

424 NW 21 TER

PRESCOTT-SUGGS, LESLIE A

Certified mail sent to the owner was accepted on 3/11/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION

WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. EXTERIOR WINDOWS REPLACEMENT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Leslie Prescott-Suggs, owner, said she had applied for permits and they were still in review. She requested time to complete the work. Inspector DelRio confirmed that the work done to comply one of the violations must also be inspected to be in compliance.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15101205**

1150 NW 18 AV  
BROWN, ANNIKO

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WOOD FENCE INSTALLATION.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Anniko Brown, owner, said she had just purchased the property in August 2015 and the house had many problems. She added that notices had been mailed to her prior address. Ms. Brown intended to permit the work properly.

Ms. Hasan confirmed that notices were sent to NW 21 Avenue, Apt 104, per the Broward County Property Appraiser's office.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15101042**

1815 SW 4 ST  
TRUESDALE, ANDREW

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Frank Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

INSPECTOR RALPH RILES REPORTED TO ME THAT DURING AN INSPECTION FOR REROOF AT THIS LOCATION FOR RENEWED PERMIT 06023197, HE FOUND WHAT APPEARED TO BE A SMALL ADDITION BUILT WITHOUT PERMIT. AFTER A REVIEW OF THE PERMIT HISTORY, PHOTOS FROM BCPA'S WEB SITE AND A SITE VISIT, I HAVE DETERMINED THIS STRUCTURE WAS BUILT WITHOUT PERMITS. THE WORK INCLUDES ELECTRICAL AND PLUMBING WORK.

FBC(2014) 110.6

APPROVAL REQUIRED. NO WORK SHALL BE DONE ON ANY PART OF A BUILDING OR STRUCTURE OR ANY, ELECTRICAL, MECHANICAL OR PLUMBING INSTALLATION BEYOND THE POINT INDICATED HEREIN ABOVE FOR EACH SUCCESSIVE INSPECTION UNTIL SUCH INSPECTION HAS BEEN MADE AND THE WORK APPROVED AND THE INSPECTOR HAS SO INDICATED ON THE PERMIT CARD OR AN INSPECTION RECORD PAD AT THE JOB SITE WHICH HAS BEEN APPROVED BY THE BUILDING OFFICIAL.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Andrew Truesdale, owner, said the addition was put on by a previous owner. He said a contractor had informed him that a permit was not needed to remove the addition. Mr. Truesdale said the water pipes were removed before he moved in. Inspector Abin said a permit would have been needed to cap off the plumbing.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15090546**

1829 SW 11 ST  
LANIGAN, THOMAS P

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BATHROOM ALTERATIONS TO THE WALL STRUCTURE REQUIRING PERMIT.

FBC(2014) 105.3.1.4.17

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. GARAGE DOOR INSTALLATION REQUIRING A PERMIT.

FBC(2014) 105.3.1.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PLUMBING FIXTURES REQUIRING A PERMIT.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS NOT LIMITED TO:

1. CHANGEOUT OF ELECTRICAL FIXTURES REQUIRING PERMIT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED

**AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.**

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Thomas Lanigan, owner, said the Broward County Property Appraiser listed this as a five-unit building even though it was a duplex. He had met with contractors to convert the building back and requested as much time as possible.

Mr. Nelson left the dais temporarily.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0 with Mr. Nelson absent from the dais.

Mr. Nelson returned to the dais.

**Case: CE15101515**  
1107 NW 11 ST  
RIVERO, FACUNDO

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. INTERIOR REMODELING.
2. DRYWALL HAS BEEN INSTALLED.
3. BEARING WALLS ARE BEING ALTERED.
4. NONBEARING WALLS HAVE BEEN ALTERED.
5. PARTITIONS HAVE BEEN MOVED.
6. INTERIOR FLOOR PLAN CONFIGURATION HAS BEEN  
ALTERED.

FBC(2014) 105.3.1.4.3

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED

PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. INTERIOR DEMOLITION OF NONBEARING WALLS.
2. INTERIOR DEMOLITION OF BEARING WALLS.
3. DRYWALL HAS BEEN REMOVED AND REPLACED.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WATER SPIGOTS ON EXTERIOR OF DWELLING HAVE BEEN REPLACED.
2. NEW WASTE LINES AND CLEANOUTS HAVE BEEN INSTALLED.
3. NEW WATER SUPPLY LINES IN LAUNDRY ROOM, KITCHEN AND BATHROOMS.
4. PLUMBING FIXTURES ARE BEING REPLACED IN KITCHEN, BATHROOMS AND LAUNDRY ROOMS.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CIRCUITS IN BREAKER PANEL ARE BEING MODIFIED.
2. NEW CIRCUITS ARE BEING INSTALLED IN KITCHENS,

- BATHROOM, LAUNDRY ROOM AND OTHER LIVING AREAS.  
3. NEW FIXTURES ARE BEING INSTALLED IN KITCHENS,  
BATHROOM, LAUNDRY ROOM AND OTHER LIVING AREAS.  
4. SWITCHES AND OUTLETS ARE BEING REPLACED AND  
MODIFIED.

FBC(2014) 105.3.1.5

WHERE APPLICABLE PERMIT REQUIREMENTS MUST HAVE  
SUPPORTING DOCUMENTATION FROM A QUALIFIED DESIGN  
PROFESSIONAL.

SUBMIT 2 SETS OF DRAWINGS/PLANS FROM A QUALIFIED  
LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE  
SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS  
AND ALTERATIONS TO THE BUILDING STRUCTURE AND  
BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

MODIFICATIONS MADE PRIOR TO OBTAINING THE REQUIRED  
PERMITS MAY BE REQUIRED TO BE UNCOVERED FOR  
INSPECTIONS AND/OR CERTIFIED BY A LICENSED DESIGN  
PROFESSIONAL SOLELY AT THE DISCRETION OF THE  
BUILDING OFFICIAL. THIS INCLUDES BUT IT IS NOT  
LIMITED TO, ALL WALL STRUCTURES, ROOF STRUCTURES,  
ELECTRICAL SYSTEM, PLUMBING SYSTEM AND MECHANICAL  
SYSTEMS.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY  
RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO  
THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS  
AND/OR DETERMINATION OF COMPLIANCE WITH THE  
FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

FBC(2014) 115.1

DUE TO THE ONGOING NATURE OF THE WORK WITHOUT  
PERMITS A STOP WORK ORDER HAS BEEN ISSUED AND ANY  
FURTHER WORK AND ALTERATIONS MAY BE SUBJECT TO THE  
MAXIMUM PENALTIES OF UP TO \$500 PER DAY PER  
VIOLATION UNDER THIS SECTION OF THE FLORIDA  
BUILDING CODE.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. Inspector Abin believed a Stop

Work Order had been posted on the property and he could not confirm whether work had continued.

Mercedes Rivera, owner's daughter, said her father informed her that the violations were inherited and he wished an extension to apply for permits. He would apply for the permits when the architect completed the plans. Ms. Rivera confirmed the property was not occupied.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14121561**  
3801 SW 12 PL  
FRANCOIS, RONALD

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. INTERIOR REMODELING KITCHENS AND BATHROOMS.

FBC(2010) 105.4.18

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. FENCE PERMIT HAS BEEN VOIDED THEREFORE THE NEW  
FENCE BECOMES WORK WITHOUT PERMIT.

FBC(2010) 105.4.4

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. THE PLUMBING SYSTEM HAS BEEN ALTERED BY THE  
INSTALLATION OF NEW PLUMBING FIXTURES.

FBC(2010) 105.4.5

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,

BUT NOT LIMITED TO:

1. ELECTRICAL WORK HAS BEEN PERFORMED AND THE PERMIT HAS EXPIRED THEREFORE BECOMING WORK WITHOUT PERMIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ronald Francois, owner, stated the electrical permit had been closed out, he had an open permit for the bathrooms and he was still working on permits for the remaining violations. He agreed to 63 days.

**Motion** made by Mr. McGee, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15010368**

3811 SW 12 PL  
DAGUINDEAU, LOUIS

Certified mail sent to the owner was accepted on 3/11/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR REMODELING KITCHENS AND BATHS.

FBC(2010) 105.4.15

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WINDOWS AND DOORS HAVE BEEN INSTALLED.

FBC(2010) 105.4.18

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION

WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. FENCE HAS BEEN INSTALLED.

FBC(2010) 105.4.4

ALTERING, REPAIRING, INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS. INSTALLATION AND MODIFICATION BUT NOT LIMITED TO:

1. KITCHENS AND BATHS.

FBC(2010) 105.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS BUT NOT LIMITED TO:

1. NEW ELECTRICAL FIXTURES, OUTLETS AND SWITCHES.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ronald Francois, owner's representative, agreed.

**Motion** made by Mr. McGee, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15072274**

107 NE 17 AVE  
PROMOTRADE USA INC

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED

PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. FRONT YARD LANDSCAPE WAS MODIFIED AND GRAVEL WAS  
INSTALLED ON THE SWALE AREA.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Maria Stevenazzi, property manager, said she was going to install pavers and had the application for permits ready.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16010588**

3530 N FEDERAL HWY  
ODABACHIAN, EDWARD

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING AND DRYWALL  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. PLUMBING ALTERATION MADE WITHOUT  
THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED  
PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY, PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Agustin Shqalsi, general contractor, said the plans had been submitted for the permits.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$75 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16021361**

5321 NE 24 TER # 107A

NICOLAZZO, ELIZABETH & DOMINGO

Certified mail sent to the owner was accepted on 3/12/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE COMPLETE REMODEL OF THE KITCHEN AND BATHROOMS WITH REMOVING AND REPLACING THE TILE

BACKING BOARD WITHOUT THE REQUIRED PERMITS  
AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. THE KITCHEN AND BATHROOMS BEING REMODELED WITH  
PLUMBING ALTERATION MADE WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.
2. A TANKLESS WATER HEATER HAS ALSO BEEN  
INSTALLED WITHOUT THE REQUIRED PERMIT OR  
INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO THE KITCHEN AND BATHROOMS  
BEING REMODELED WITH ROMEX WIRING, BLUE CUT IN  
BOXES, AND THE ELECTRICAL PANEL REPLACED AND OTHER  
ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED  
ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES  
BUT IS NOT LIMITED TO:

1. THE MECHANICAL EXHAUST FANS BEING REMOVED,  
REPLACED OR RELOCATED WITHOUT THE REQUIRED  
MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING CONDO UNITS  
AND COMMUNITY, PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN  
ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW  
AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND  
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS  
CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$75 per day, per violation.

Nick Caruso, owner's brother, said they had hired a contractor and he was meeting with an architect. They intended to address all of the violations. The contractor had indicated he needed 90 days. Mr. Caruso agreed to shut off the electric in the unit.

**Motion** made by Mr. Nelson, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Mr. Elfman left the meeting at 2:00.

The Board took a brief break.

**Case: CE14080194**

5111 NE 18 AV

INTERNATIONAL INVESTMENT PARTNERS LLC

Certified mail sent to the owner was accepted on 3/11/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. WOOD FENCE INSTALLATION.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15040769**

409 N VICTORIA PARK RD  
STEWART, SCOTT  
HABAYEB, ZIAD

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. PERGOLA BUILT ON THE FRONT OF THE PROPERTY.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15071410**

2427 NE 8 ST  
JAMES, GORDON D & JUSTINE

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. CARPORT WAS ENCLOSED AND CONVERTED INTO A GARAGE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED

AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15072497**  
4020 GALT OCEAN DR  
OCEAN CLUB CONDO ASSOC

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. REMOVAL OF PLANTER AND ADDITION OF PARKING  
SPACES.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15091538**

4840 NW 9 TER  
DEGARCIA, VICTORIA M &  
DUARTE, GERMAN G

Certified mail sent to the owner was accepted on 3/11/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. SHINGLE REROOF.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15092395**

1213 NW 19 CT  
GAINES, JOHNNIE EST  
%KAREN JONESCOPPIN

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. REPLACEMENT OF SEVERAL WINDOWS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15051252**

2299 SW 28 TER

WOODS, RYAN PATRICK

Certified mail sent to the owner was accepted on 3/11/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. INSTALLED WOOD AND CHAIN LINK FENCE WITHOUT A PERMIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16010842**

2312 NW 14 ST  
PERSAUD, OMCHAND

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:

9259

WATER DAMAGE FROM LEAKING ROOF HAS MADE THE  
RESIDENCE UNINHABITABLE. CEILING HAS FALLEN  
EXPOSING RAFTERS.

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. BUILT A SECOND BATHROOM.
2. BUILT CHASES TO CONCEAL DUCT WORK

PERMITS REQUIRED:

1. BUILDING
2. ELECTRICAL
3. MECHANICAL
4. PLUMBING

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF  
PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING  
SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE  
REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO  
INSTALLING, REMOVING AND REPLACING PLUMBING  
COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH  
AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER  
HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL  
PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION  
SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS  
CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN  
ALTERED WITHOUT OBTAINING A PERMIT IN THE  
FOLLOWING MANNER, BUT NOT LIMITED TO:

BATHROOM ADDITION:

1. ADDED TOILET.
2. ADDED VANITY SINK.
3. ADDED SHOWER WITH PAN.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM. THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL SYSTEM HAS BEEN ALTERED AND THE WIRING MODIFIED. FLIPPING ALL THE BREAKERS TO THE OFF POSITION DOES NOT DISCONNECT THE POWER TO ALL FIXTURES AND OUTLETS.

FBC(2014) 105.3.1.4.11

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF THE MECHANICAL COMPONENTS AND/OR MODIFYING THE MECHANICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING CONDENSER UNITS, EVAPORATOR UNITS, DUCT WORK, ELECTRICAL COMPONENTS, THERMOSTATS, COOLING TOWERS, HEATERS, AND OTHER MECHANICAL COMPONENTS CONNECTED TO THE MECHANICAL SYSTEM. THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. CENTRAL A/C SYSTEM
2. NEW CONDENSOR UNIT. MANUFACTURE DATE 08/2015.
3. NEW EVAPORATOR UNIT. MANUFACTURE DATE 08/2015.
4. ADDED EXHAUST VENT IN BATHROOM ADDTION.

FBC(2014) 109.3.3

THIS CODE CASE WILL REQUIRE ALL PERMITS ISSUED AFTER WORK HAS COMMENCED, AFTER THE FACT, TO BE DOUBLE FEE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 116.2.1.2.5

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL SYSTEM HAS BEEN ALTERED AND THE WIRING MODIFIED. FLIPPING ALL THE BREAKERS TO THE OFF POSITION DOES NOT DISCONNECT THE POWER TO ALL FIXTURES AND OUTLETS.

A LETTER FROM A CERTIFIED AND LICENSED ELECTRICIAN IS REQUIRED TO DEEM THE STRUCTURE SAFE FOR OCCUPANCY.

NEC(2005) 110.27

BREAKER PANEL HAS MISSING BLANKS AND LIVE PARTS ARE EXPOSED.

NEC(2005) 440.22(C)

THE POWER SUPPLY AND THE A/C UNIT ARE NOT COMPATIBLE TO MANUFACTURERS SPECIFICATIONS AND CAUSES THE CIRCUITS TO OVERHEAT AND GIVE OFF A BURNING ODOR.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15101181**

408 NE 8 AV  
EWING, RANDALL JR

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BUILT WOOD DECK AT BACKYARD.

**FBC(2014) 110.2**

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

**FBC(2014) 110.6**

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. McGee, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15101425**

640 TENNIS CLUB DR # 308  
RUBINSTEIN, GARY

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:

**FBC(2014) 105.1**

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REMODELING AND ALTERATIONS WITHOUT OBTAINING THE PERMITS.
2. REMOVAL OF KITCHEN CABINETS AND ALTERATION OF SOFFITS AND CEILING.

**FBC(2014) 105.3.1.4.11**

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF THE MECHANICAL COMPONENTS AND/OR MODIFYING THE MECHANICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING CONDENSER UNITS, EVAPORATOR UNITS, DUCT WORK,

ELECTRICAL COMPONENTS, THERMOSTATS, COOLING TOWERS, HEATERS, AND OTHER MECHANICAL COMPONENTS CONNECTED TO THE MECHANICAL SYSTEM.

1. DUCT WORK HAS BEEN MODIFIED.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

1. SINK HAS BEEN REMOVED AND THE PLUMBING SYSTEM HAS BEEN MODIFIED.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM.

1. OUTLETS AND FIXTURES HAVE BEEN REMOVED AND THE SYSTEM MODIFIED.

FBC(2014) 105.3.1.5

WHERE APPLICABLE PERMIT REQUIREMENTS MUST HAVE SUPPORTING DOCUMENTATION FROM A QUALIFIED DESIGN PROFESSIONAL.

SUBMIT 2 SETS OF DRAWINGS/PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

MODIFICATIONS MADE PRIOR TO OBTAINING THE REQUIRED PERMITS MAY BE REQUIRED TO BE UNCOVERED FOR INSPECTIONS AND/OR CERTIFIED BY A LICENSED DESIGN PROFESSIONAL SOLELY AT THE DISCRETION OF THE BUILDING OFFICIAL. THIS INCLUDES BUT IT IS NOT

LIMITED TO, ALL WALL STRUCTURES, ROOF STRUCTURES, ELECTRICAL SYSTEM, PLUMBING SYSTEM AND MECHANICAL SYSTEMS.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY THE RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 115.1

A STOP WORK WAS ISSUED.

STOP WORK ORDER ISSUED SINCE WORK IS ONGOING WITHOUT THE REQUIRED PERMITS. VIOLATION OF STOP WORK ORDER IS SUBJECT TO THE MAXIMUM PENALTIES AS OUTLINED UNDER THIS SECTION OF THE FLORIDA BUILDING CODE.

DUE TO THE ONGOING NATURE OF THE WORK WITHOUT PERMITS, A STOP WORK ORDER HAS BEEN ISSUED AND ANY FURTHER WORK AND ALTERATIONS MAY BE SUBJECT TO THE MAXIMUM PENALTIES OF UP TO \$500 PER DAY PER VIOLATION UNDER THIS SECTION OF THE FLORIDA BUILDING CODE.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. McGee, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15101733**

1216 CHATEAU PARK DR  
S R SINGH ENTERPRISES LLC

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ALTERATIONS BY ENCLOSING THE GARAGE OF THE STRUCTURE.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PLUMBING FIXTURES INCLUDING WATER HEATER.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM. THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL FIXTURES, SWITCHES AND OULETS.
2. CIRCUITRY FOR WATER HEATER.

FBC(2014) 105.3.1.4.15

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REPLACEMENT OF EXTERIOR DOORS AND WINDOWS WILL REQUIRE PERMITTING.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. McGee, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15092254**

1214 NE 5 TER  
CARNES, RICK H  
FILLERS, MARK W

Service was via posting on the property on 3/14/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. A FULL KITCHEN AND BATHROOM REMODEL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE PLUMBING FIXTURES BEING REMOVED AND REPLACED IN THE KITCHEN AND BATHROOM WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE ELECTRICAL DEVICES BEING REMOVED, REPLACED, OR ALTERED IN THE KITCHEN AND BATHROOMS WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 6/28/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16011103**

2624 NE 30 PL # 103B

WILLIAMS, ASHLEY DAWN

Service was via posting on the property on 3/14/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. RENOVATIONS AND WORK BEING DONE SUCH AS FRAMING AND DRYWALL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS CONDO BUILDING/UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. HAVING MECHANICAL ALTERATIONS MADE WHERE A/C UNITS HAVE BEEN INSTALLED WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

- 1.ELECTRICAL INSTALLED AND/OR ALTERED WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16030002**

2933 POINSETTIA ST  
CORTEZ PROPERTY DEV LLC

Service was via posting on the property on 3/16/16 and at City Hall on 3/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.18

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. A FENCE INSTALLED AROUND THE PERIMETER OF THIS PROPERTY WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15121424**

1020 NW 5 CT  
716 S W LLC

Service was via posting on the property on 3/10/16 and at City Hall on 3/10/16.

Jose Abin, Building Inspector, testified to the following violation:  
FBC(2014) 105.1

I RECEIVED A CALL REGARDING A FENCE BEING  
INSTALLED WITHOUT PERMIT ON 12/16/15. I DID A SITE  
VISIT ON 12/17/15, POSTED A STOP WORK ORDER AND  
TOOK PICTURES.

1. A CHAIN LINK FENCE WAS BEING INSTALLED AND  
COMPLETED EXCEPT FOR THE GATE THAT WAS ON SITE  
BUT NOT INSTALLED.

Inspector Abin stated a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day.

**Motion** made by Mr. McGee, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation, would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15101989**

1724 SW 30 PL  
REICH, DAVID W

Service was via posting on the property on 3/11/16 and at City Hall on 3/10/16.

George Oliva, Chief Building Inspector, testified to the following violations:  
FBC(2014) 105.3.1.4.18

THE FENCE AND GATE NEEDS TO HAVE A PROFESSIONAL DESIGNER'S DRAWINGS WITH THE WIND PRESSURE CALCULATIONS OR THE NOA IF APPLICABLE AS PER FBC(2014) 2224.1 FOR CH/LK AND FBC(2014) 2328.1 FOR WOOD FENCE THAT WAS ERECTED OVER 6 FEET IN HEIGHT. IT MUST SHOW THE SCOPE OF THE WORK WITH THE INSTALLATION DETAILS AND IT MUST BE APPROVED BY ZONING TO BE INSTALLED AT THAT LOCATION.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15102260**

1312 NW 15 ST  
WILCOX, ALICIA

Service was via posting on the property on 3/14/16 and at City Hall on 3/10/16.

George Oliva, Chief Building Inspector, testified to the following violations:  
FBC(2014) 105.3.1.4.18

THE FENCE AND GATE NEEDS TO HAVE A PROFESSIONAL DESIGNER'S DRAWINGS WITH THE WIND PRESSURE CALCULATIONS OR THE NOA IF APPLICABLE AS PER FBC(2014) 2224.1 FOR CH/LK AND FBC(2014) 2328.1 FOR WOOD FENCE, IT MUST SHOW THE SCOPE OF THE WORK WITH THE INSTALLATION DETAILS AND IT MUST BE APPROVED BY ZONING TO BE INSTALLED ON THAT LOCATION.

1. A WOOD FENCE WAS ERECTED ON THE PROPERTY.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED

AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. McGee, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 5/24/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15102342**

1761 NW 26 TER  
AVIMAR TR  
MARAVI LLC TRSTEE

Certified mail sent to the owner was accepted on 3/11/16.

George Oliva, Chief Building Inspector, testified to the following violations:  
FBC(2014) 105.3.1.4.18

THE FENCE AND GATE NEEDS TO HAVE A PROFESSIONAL  
DESIGNERS DRAWINGS WITH THE WIND PRESSURE  
CALCULATIONS OR THE NOA IF APPLICABLE AS PER  
FBC(2014) 2224.1 FOR CH/LK AND FBC(2014) 2328.1  
FOR WOOD FENCE, IT MUST SHOW THE SCOPE OF THE WORK  
WITH THE INSTALLATION DETAILS AND IT MUST BE  
APPROVED BY ZONING TO BE INSTALLED ON THAT  
LOCATION.

1. A WOOD FENCE WAS ERECTED AROUND THE PROPERTY  
LOT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance

within 35 days, by 4/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15110196**

1701 NW 14 CT  
2771 LLC

Certified mail sent to the owner was accepted on 3/11/16.

George Oliva, Chief Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.18

THE FENCE AND GATE NEEDS TO HAVE A PROFESSIONAL DESIGNER'S DRAWINGS WITH THE WIND PRESSURE CALCULATIONS OR THE NOA IF APPLICABLE AS PER FBC(2014) 2224.1 FOR CH/LK AND FBC(2014) 2328.1 FOR WOOD FENCE, IT MUST SHOW THE SCOPE OF THE WORK WITH THE INSTALLATION DETAILS AND IT MUST BE APPROVED BY ZONING TO BE INSTALLED ON THAT LOCATION.

1. A WOOD FENCE WAS ERECTED AT THE PROPERTY

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 4/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE13091177**

3210 NW 63 ST  
STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$4,050.

Robert Masula, Building Inspector, reported the electrical permit had been issued and was active, but a structural permit was still needed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton to amend the 8/25/15 Order comply-by date from 10/27/15 to 11/24/15. In a voice vote, motion passed 5-0.

**Case: CE14070536**  
200 S BIRCH RD # 1109  
TRIMPE, JANET

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued and was active; plumbing and electric permits had passed final inspection and were closed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 126-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14110272**  
1311 SEMINOLE DR  
DANIELSSON, LEIF

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported only the tiki hut violation remained. The permit application had failed review and been picked up for corrections in December 2015 but was never resubmitted.

Ms. Goldwire stated extensions had been granted through 3/22/16 so no fines had accrued.

Inspector Masula recalled the owner had indicated he would apply for a variance.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14110327**

433 NE 14 AVE  
BROOKS, SCOTT  
NEW OWNER: ALEXANDRA SANTIBANEZ IRREV TR  
SANTIBANEZ, ONEY TRSTEE

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. He recalled that the new owner had appeared at the last hearing and indicated she was talking with an architect and considering demolishing the house and rebuilding.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14111609**

545 S FTL BEACH BLVD 1101  
WISMER, GERALD BRUCE  
NEW OWNER: BRENNAN, MICHAEL

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no recent permit activity. He said the new owner had taken possession approximately 60 days ago.

The Board took no action.

**Case: CE15011944**

609 NE 8 AV  
ELITE HOME PARTNERS LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been picked up for corrections on 1/19/16 and had never been resubmitted.

The Board took no action.

**Case: CE15041877**

4300 N OCEAN BLVD # 17J  
HOLOTKA, JOANNE M

This case was first heard on 2/23/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical and plumbing permits were pending pickup for corrections. He recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15051433**

1728 NE 20 AVE  
CARL A HOLCOMB REV LIV TR  
HOLCOMB, CARL A TRSTEE

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plumbing permit application had failed review and had been awaiting pickup for corrections since 2/16/16.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15101589**

3200 NE 36 ST # 411  
BAUCO, DOMENICO  
BAUCO, MARISA

This case was first heard on 2/23/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and electrical sub-permit applications had been submitted on 3/18/16 and recommend a 63-day extension.

**Motion** made by Mr. McGee, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE16010199**

2811 NE 56 CT  
LACHO & FRANZ LLC

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

**Motion** made by Mr. Nelson, seconded by Mr. McGee, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14091251**

1736 SE 14 ST  
VERDUGO, CARLOS E

This case was first heard on 3/24/15 to comply by 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,350 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, said the owner had sent him photos showing the fence had been removed and recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15091319**

307 NE 23 AV  
WALTER A CROWELL TR  
CROWELL, WALTER A TRSTEE

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, recalled the plumbing and electrical permit applications had failed review and were pending pickup for corrections as of the previous hearing. He had checked the previous Thursday and noted no progress.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15102548**

200 S BIRCH RD # 209

FEDERAL NATIONAL MORTGAGE ASSN

This case was first heard on 11/24/15 to comply by 2/23/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 3/23/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported he had received an email from the owner and a letter of intent from the contractor retained to bring the violations into compliance. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15051584**

1621 NE 20 AV

PIEKARSKI, JASON

This case was first heard on 9/22/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported a kitchen and bath remodel permit application had been awaiting pickup for corrections since 2/15/16. There was still no permit application for the water heater. He recommended a 35-day extension.

**Motion** made by Mr. McGee, seconded by Mr. Nelson, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15051950**

6520 NE 21 AV

PETERS, WILLIAM A

DAVIDSON, WARREN

This case was first heard on 9/22/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported two permits had been issued in February and recommended a 154-day extension.

**Motion** made by Mr. McGee, seconded by Ms. Hinton, to grant a 154-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15050511**

1132 NW 5 CT  
MCCULLOUGH, JOHNNY  
HALL, ODESSA

This case was first heard on 9/22/15 to comply by 11/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended imposition of the fines. He stated there had been no response from the owner.

**Motion** made by Mr. McGee, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 3-2 with Mr. Nelson and Chair Thilborger opposed.

**Case: CE14050728**

2840 NE 25 ST  
CLEMENTE, DANIELA VALENTI

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress since a permit submitted in November had failed review. The application was now null and void.

The Board took no action.

**Case: CE15070923**

216 ROSE DR  
CECERE, LEONARD & MARY M

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit application had been submitted and a notification to pick up for revisions had been sent out on 3/8/16. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 5/24/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15070786**  
1437 NE 56 ST  
BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support any further extension.

The Board took no action.

**Case: CE15080572**  
1201 NE 5 AV  
EM INVESTMENT REV TR  
MILITZOK & LEVY PA TRSTEE

This case was first heard on 11/24/15 to comply by 2/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress. He did not support any further extension.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a roll call vote, motion failed 2-3 with only Mr. Mohnani and Mr. McGee voting in favor.

**Case: CE15081297**  
3051 NW 23 ST  
WILLIAMS, THERESA

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress. He did not support any further extension.

Mr. Nelson recalled that the outside door opened onto the pool and suggested the case be presented to the Unsafe Structures Board.

The Board took no action.

**Case: CE15090899**

1425 SW 10 ST  
2015-3 IH2 BORROWER LP

This case was first heard on 1/26/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permit applications had passed plan review and needed to be paid for and issued. He and recommended a 35-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE15121199**

1251 E SUNRISE BLVD  
ROSHNI INVESTMENTS INC.

This case was first heard on 2/23/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended fines be imposed.

The Board took no action.

**Case: CE14081054**

1834 LAUD MANORS DR  
WSC BRICKELL LLC

This case was first heard on 2/24/15 to comply by 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 3/23/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported the carport permits had been issued; the electrical, plumbing and mechanical permit applications needed licensed trades to go on record and the roof permit needed to be picked up. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE08070448**

1431 NW 11 PL  
DRAGOSLAVIC, GORAN  
DRAGOSLAVIC, TERESA

This case was first heard on 6/24/14 to comply by 8/26/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 3/23/16 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the master permit had been renewed but the owner must also renew the roof permit. He recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 35-day extension to 4/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Case: CE14110356**

2612 BARBARA DR  
MONDANI, GLEN H/E  
MONDANI, PENTELOPE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported FBC (2010) 105.1 was in compliance; only FBC (2010) 110.9 remained needing inspection.

**Motion** made by Mr. Nelson, seconded by Mr. McGee, to grant a 98-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to amend the 4/28/15 Order comply-by date from 5/26/15 to 6/23/15. In a voice vote, motion passed 5-0.

**Case: CE15041070**

1333 NE 15 AVE  
SPORN, KENNETH F &  
DIMARIA, MARCELLO

This case was first heard on 5/26/15 to comply by 7/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the permits had been allowed to expire again and recommended imposition of the fine.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$1,350 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

**Minutes Approval**

There were no minutes to approve.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15071130      CE15051147

**Cases Withdrawn**

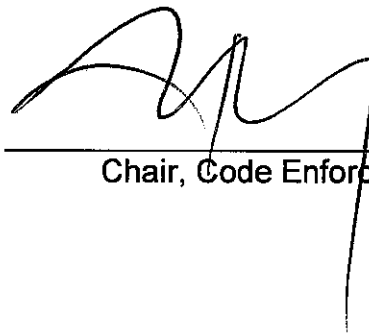
The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15120410	CE14110753	CE15092237	CE14121223
CE14080603	CE15061039	CE15091995	CE15092046
CE16020724	CE15121428		

**Communication to the City Commission**

Mr. Nelson stated the Board had vacancies requiring new appointments by the City Commission. He also asked that the Commission clarify the rules of residency required for service on the Board.

There being no further business to come before the Board, the meeting adjourned at 3:16 p.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.